Della Penna Engineering, Inc.
21 Whitetail Lane
Parkesburg, PA 19365

Phone: 610-857-0045 Fax: 610-857-0046

September 14, 2010

East Fallowfield Township
Board of Supervisors
2264 Strasburg Road
East Fallowfield, PA 19320

RECEIVED
SEP 15 2010
BY: Denise McCoy

Re: Providence Hill
MPC Section 510 Inspection Report #3

Dear Board Members:

Based upon my field observations conducted in late 2009 through present it is my opinion that the roads and site improvements for the above project are complete except as noted. The following comments are offered for your consideration:

1. The developer has completed the modifications to basins 3, 4 and 5, which were not infiltrating properly. They now appear to be functioning properly and they will be monitored through the maintenance bond period. The Chester County Conservation District has checked the site as well and has closed out the NPDES Permit. A copy of their report is attached.

2. It was requested that handicapped ramps be installed at the intersection of Narragansett Lane and Providence Hill Road. Although these were not required on the approved plan the developer has agreed to install these ramps within 30 after the Township accepts dedication of the improvements.

3. All outstanding issues appear to have been resolved with the HOA. I attended a site walk with the Mr. Charles Outhier, HOA president on September 8, 2010 to verify that any remaining issues have been addressed. As a result Mr. Outhier has issued a letter indicating resolution of the HOA's concerns. A copy of that letter is attached.

4. A few remaining minor landscaping issues still need to be addressed, such as planning dead or missing trees and shrubs and re-seeding bare areas. The developer has agreed to address these items in the fall when weather conditions are more conducive to planting. These items have been added to the Maintenance Agreement to be completed no later than November 1, 2010.

5. In conjunction with the dedication, the developer is required to post a maintenance bond to guarantee the structural integrity and functioning of the improvements. The guarantee shall be in a form acceptable to the Township Solicitor and be for a term of eighteen (18) months and equal in amount to fifteen (15) percent of the actual cost of the installed improvements. The total amount escrowed for the improvements, not including the 10% contingency or township inspections, was $3,997,129.82 and 15% of that amount is $599,569.47. In addition, I would recommend a including approximately $15,000.00 for future inspections which represents 15% of the $100,000.00 in inspection fees to date for the project. The maintenance bond should therefore be in the amount of $615,000.00.

6. The deeds of dedication and any other required supporting documentation should be reviewed and approved by the Township Solicitor.

Please feel free to call if you have any questions concerning this letter or the site improvements.

Very Truly Yours,

Christopher R. Della Penna, P.E.
Township Engineer

Cc: Jill Bukata, Township Manager
Vince Pompo, Esq. (via fax)
Rouse Chamberlin Homes (via fax)

Date: Wednesday, September 8, 2010
From: Providence Hill HOA Executive Board
To: East Fallowfield Township Engineer and Board of Supervisors
Subject: Providence Hill HOA Approval to Proceed with Dedication

In February of this year the Providence Hill HOA Executive Board ("the Board") created a "Memorandum of Understanding" with Rouse/Chamberlin Ltd ("Rouse") outlining a list of items to be addressed and the agreed upon manner in which each item would be satisfactorily addressed. This list was based upon a Deficiency Report generated by Becht Engineering, a firm hired by the Board, and by observations of members of the 2009-2010 Executive Board.

In July and August of this year additional items were added to this list based upon damages from winter snow removal, basin reconstruction projects, and items brought to the Board's attention by residents of the community, as well as site reviews by members of the 2010-2011 Executive Board.

The Executive Board of the Providence Hill HOA hereby expresses that the items referenced above have been addressed to the full satisfaction of the Board with the following understanding:

1) Rouse will install landscaping missing from the North side of Shoreham Drive, as noted in Exhibit C of the "Maintenance Agreement" provided to East Fallowfield Township, at a time this fall prior to November 1, 2010.
2) Rouse will replace all dead and missing trees and bushes in the common areas at a time during the eighteen month "maintenance period" which would be most conducive for such plantings. If the Township dedicates the community this fall then the Board understands that these plantings will occur in the Fall of 2011.
3) Rouse will provide the HOA with funds in an amount agreed upon by the Board, and based upon proposals prepared by the HOA landscaping firm, to address common areas which the Board has identified as needing additional turf maintenance.
4) The performance of the basins in the Providence Hill community will continue to be monitored by the Board, in conjunction with the Township Engineer, and the Board expects that if the basins are not functioning properly not only will these be addressed by Rouse but any landscaping damage created by basin reconstruction would also be addressed by Rouse.
5) The terms of the "Maintenance Agreement" between Rouse and East Fallowfield Township will be executed as approved by the East Fallowfield Township Board of Supervisors.

Respectfully,

Charles Outhier
President - Providence Hill HOA

cc: Steve Gallo, Rouse/Chamberlin Ltd.
cc: Mike Honan, Rouse/Chamberlin Ltd.